

1. PAGE 1 OF 10 PAGES

**11. THIS ITEM APPLIES ONLY TO AMENDMENTS OF SOLICITATIONS**

**FAILURE OF YOUR ACKNOWLEDGMENT TO BE RECEIVED AT THE PLACE DESIGNATED FOR THE RECEIPT OF OFFERS PRIOR TO THE HOUR AND DATE SPECIFIED MAY RESULT IN REJECTION OF YOUR OFFER.** If by virtue of this amendment you desire to change an offer already submitted, such change may be made by letter, provided each letter makes reference to the solicitation and this amendment, and is received prior to the opening/receipt hour and date specified.

**13. THIS ITEM APPLIES ONLY TO MODIFICATIONS OF CONTRACTS/ORDERS AND MODIFIES THE CONTRACT/ORDER NO. AS DESCRIBED IN ITEM 14.**

E. IMPORTANT: Contractor \_\_\_\_\_ is not, \_\_\_\_\_ is required to sign this document and return it to the issuing office.

15A. NAME AND TITLE OF SIGNER (Type or print)		16A. NAME OF CONTRACTING OFFICER (Type or print)	
15B. OFFEROR/CONTRACTOR  _____ (Signature of person authorized to sign)	15C. DATE SIGNED	16B. UNITED STATES OF AMERICA By _____ (Signature of Contracting Officer)	16C. DATE SIGNED

AMENDMENT NO.: 002      Solicitation No.: AOC060106

1. This **Amendment No. 002** is hereby issued to provide a response to Contractor Questions submitted in response to the Request for Proposals. **CUTOFF DATE FOR SUBMISSION OF ADDITIONAL QUESTIONS REGARDING THIS RFP IS 27 JULY 2006.**

2. DATE AND TIME FOR SUBMISSION OF PROPOSALS IS HEREBY EXTENDED TO 11 AUGUST 2006 @ 2:00 P.M.

3.      4. All other terms and conditions of the solicitation document(s) shall remain unchanged.

## **AOC RFP # 060106 / RFP CLARIFICATIONS**

- Q1) There remains significant ambiguity as to the inclusion of Janitorial Services in the solicitation. During the site tour, the Facility Manager (FM), Mark Yauss, indicated that the solicitation required full janitorial services. However, there are no specifications or related descriptions of the work required included in the solicitation; neither does Section B contain CLIN's for Janitorial Services. If Janitorial Services are included, Jorgensen would like to make arrangements to have its subcontractors handling these services make a site visit. The complexity of day cleaning versus night cleaning; the variety and extents of occupied, unoccupied, and stand-by space; the unique security requirements, the extent of hard surface, carpets, unfinished surfaces, windows (especially the issue with interior window films), etc require a site visit by a subject matter expert to price appropriately and accordingly.**
- A1) Housekeeping was mentioned in the general specification section C.1 but not in detail under a separate Housekeeping/Trash Removal section. The Architect of the Capitol (AOC) has inserted section C11 to the RFP for this purpose. The CLIN's referenced in section B of the contract for Facility Management will be used for Janitorial services as well.**
- Q2) The site visit and plans provided do not provide adequate delineation of contractor / government / local utility demarcation as it relates to electrical service. The facility receives two independent 13.2kV feeds inside the buildings main electrical room. The feeds are coordinated through an automatic switch and manual tie. The coordinated 13.2kV primary is then distributed to four boards. Two boards step down the 13.2kV to 4kV for the chillers and the other two step down the 13.2kV to 470V for general building distribution. Additional information is required as to the delineation of responsibility on the 13.2kV equipment and transformers and the two 13.2kV to 4kV panels. Additionally, if any 13.2kV contractor responsibility is determined, information on past maintenance (date and results) would be helpful to preclude this OEM suggested maintenance being included in the proposal.**
- A2) The contractor will be responsible for all electrical power equipment from the substation on the west side of the property to the end devices I.E. lights, plugs etc.**
- Q3) For the leased space described for IBM/Amtrak, please detail landlord and thereby contractor responsibility to include base building infrastructure and services. Especially, please provide information on Janitorial and Waste removal requirements, service**

**call response times, and downtime availability for equipment maintenance.**

- A3) The contractor will be responsible for the same level of service in the IBM/Amtrak areas as in the areas occupied by government personnel in the North Building. The only exception is the UPS and Generator for this space will not be the responsibility of the contractor.
- Q4) There is a problem in the interpretation of the Waste Removal requirements. The solicitation reads as the contractor is only responsible for their generated trash and that contractor trash can not be disposed in on-site compactor/dumpsters. The FM indicated that this was not the case and in fact the contractor would be responsible for contracting for all trash/waste removal. Also, Section B does not contain CLIN's for Waste Removal.**
- A4) Please reference Amendment 1 of the subject solicitation.
- Q5) I have had the opportunity to review Amendment 2 of the subject solicitation and can not find information required to quote custodial services. Specifically, the following were not provided:**
- base cleaning square footage and frequency**
  - vacant space square footage and frequency**
  - surge space square footage and frequency**
  - hard surface square footage and frequency**
  - raised floor space square footage and frequency (if on call - where is it to be priced)**
  - window cleaning requirements and access**
  - specifications on consumables (paper and plastic)**
  - information on occupancy to estimate consumable requirements**
  - information on storage availability for equipment, consumables, and chemicals**
- A5) **(Please note that an Amendment 2 has not been issued against this RFP).** As mentioned in the site visit, the custodial bid should be based on an occupancy of no more than 150 persons occupying the North and South buildings combined at any given time. For base cleaning, vacant space, surge space, hard surface and raised floor space square footages, time was provided to each interested party to formulate these approximate measurements.

Window cleaning will be required two times per year, or every six months.

The only parameters in effect regarding consumables is that all trash except cardboard will be put in to a 40 yard compactor dumpster on the

south side and an 8 yard dumpster on the north side. Cardboard will be put into two 8 yard dumpsters, one on the north and one on the south side of the building. As mentioned at the site visit, the AOC has only had to have these four containers pulled once per week.

The available storage areas were pointed out to all site visit attendees.

**Q6) Is there a possibility of a site visit for prospective custodial contractors to tour the site?**

A6) Yes, if they follow the same security requirements that the previous contractors provided.

**Q7) Ref. C.6 Please clarify the time for the second and third watches. Usually, the day shift (0700-1500) is the second watch. Requirement is to have a minimum of two individuals on second and third watches.**

A7) Please note that the 1<sup>st</sup> shift is considered to be the first 8-hours of the day commencing around 7am with the 2<sup>nd</sup> shift 8 hours and 3<sup>rd</sup> shift 16 hours later which would total a 24-hour day period.

**Q8) When will the amendment be posted for the janitorial services?**

A8) This information was included within Amendment 1 to the RFP which was issued on 21 June 2006.

**Q9) Ref. C.5.7. Will the CMMS be TRIRIGA, as stated in the RFP or TMA systems as stated by the COTR?**

A9) Section C.5.7 will be changed in the amended document to read TMA Systems.

**Q10) Ref. C.5.8. Does the government have all as-built drawings available?**

A10) No, however a task order has been issued to an A & E firm to verify the existing drawings and create as-built drawings. This will be accomplished in the near future.

**Q11) Ref. Section J, Attachment 6. Is there a reason that the life safety generator is not listed in the equipment inventory?**

A11) The life safety generator has been added to Section J, Attachment 6. Thank you for pointing this oversight out.

**Q12) Ref. C.4.10. Please define minimum staff requirements for federal holidays.**

The minimum staffing for federal holidays will be the same as a weekend or a second or third shift.

**Q13) Ref. C.6. General Maintenance Technician listed for second and third shifts. Using qualifications from C.4.3.1 – is this the same as Maintenance Technician?**

A13) Yes.

**Q14) Ref. C.5.5. Does the contractor required to have bar code equipment since it has been bar coded?**

A14) It will be the contractor's responsibility to bar code any equipment that has been added or missed.

**Q15) From Section C, Pg 7 Par N: How much CAD work? Will all the new and existing drawings need to be transferred to CAD? Do see that a fulltime CAD operator will be required?**

A15) It is the Contractor's responsibility to make a determination as to whether or not a full time CAD operator will be required as long as the requirements of the specification are met. The AOC will have a complete set of Microstation electronic as-built drawings available in early FY2007, the contractor will be responsible to keep these up to date.

**Q16) From Section C, Pg 8 C.4.8: Will the government furnish a list of existing spare parts as well as what will be required?**

As mentioned in the specification this will be a required deliverable to be provided by the contractor to the government.

**Q17) From Section C, Pg 10 C.4.9: After normal working hours and weekends, what is the usual occupancy rate in the building?**

A17) As stated at the site visits, the facility during normal working hours could have a maximum of 150 occupants. On off shifts, weekends and government holidays the minimum could be as low as 25 occupants.

**Q18) From Section C, Pg 12 C.5.6: Will the government furnish a secure space for storage of all Design-Build Documents?**

A18) Yes, the drawings will be kept electronically and secure areas will be made available for the storage of paper copies.

**Q19) From Section C, Pg 13 C.5.7: It's my understanding that the government has already purchased the CMMS software (TMA) and not the Tririga system as noted in the RFP? What computers will the government furnish the contractor?**

A19) The government has already invested in TMA systems CMMS software not Tririga. This has been changed in the amendment you should have received by now. If using TMA is an integral part of the contractor doing their job, and the only way for them to connect to it is through our network, then "yes" - AOC would have to supply the desktop as only our equipment can connect to our network.

**Q20) From Section C, Pg 16 C.5.16.2: Contractor participation in all emergency response events and training exercises. Is there any historical data as to the number of events and the impact on the operations?**

A20) With only one year of ownership of the facility, there is no historical data. These events will be handled on a case by case basis in preparation for worst case scenarios.

**Q21) From Section C, Pg 17 C: What will be the significant cost to the contractor, if any, for the periodic team building? Frequencies of meetings?**

A21) The intent of these are to create a team environment here at the ACF. If the meetings work well, the number of meetings will not have to be as frequent. The AOC does not anticipate any significant costs.

**Q22) From Section C, Pg 25 C.6.9 C: Is there any historical data or listings of areas of concern within the buildings concerning airborne contaminants?**

A22) No airborne contaminants have ever been identified in the facility.

**Q23) From Section C, Pg 28 C.7.15: Would the "extremely toxic materials" be in addition to those mentioned in J-11 "prohibited materials list"? What does the government define as "extremely toxic materials?"**

A23) Any materials not mentioned in section J.11 will be prohibited unless prearranged/approved by the COTR.

**Q24) From Section C, P28 C.8: Would you elaborate more on the snow removal requirements? Are the requirements for the weekend and Holidays the same as during the normal work week?**

A24) The facility is a 24/7 operation and as such the requirements are the same regardless of the time of day or day of the week.

**Q25) Will the government furnish any equipment for on-site communication for the contractor? Is there any type equipment that is prohibited?**

A25) The government will furnish telephones in three locations for local phone service only. Any other communication device will be at the expense of the contractor.

**Q26) Will painting be required to be performed after hours?**

A26) Unless arranged for otherwise, painting can be performed during normal working hours. It will be at the discretion of the contractor and approved by the COTR.

**Q27) Will the government furnish a computer and projector for the monthly "Power Point" report presentation?**

A27) No.

**Q28) Is there a limit on the size of trees to be replaced? There are several very large trees on the property that would be impossible to replace.**

A28) Common sense should prevail in most instances.

**Q29) How is C.11 to be priced in the current CLIN structure? Will you be adding a CLIN for this pricing? If not, what CLIN do you want this priced in?**

A29) See the answer (A1) to question Q1.

**Q30) Reference C11.1 Supervision: Since in Para C.4.2.1 We already have a Project Manager and 24/7 Shift Engineers, why do we have a requirement for on-site supervisor and alternate? Is it the government's intention to have a housekeeping supervisor besides the Project Manager? If so, will C.4.2.1 be updated as a key or not? If not, will this para be reworded to state Project Manager?**

A30) The AOC would require an onsite supervisor besides the Project Manager. C.4.2.1 will not be updated.

**Q31) Reference : C11.1.1 It appears to make 2 separate managers on this project. Please clarify who the AOC wants to oversee the project. It**



**looks like 2, Project Manager and Housekeeping On-site Supervisor, is this correct?**

A31) Please reference the answer (A30) to question Q30. Obviously, the Project Manager will oversee the entire contract and the Housekeeping Supervisor will oversee the housekeeping.

**Q32) Reference; C11.2.4 The reference to Section 6.0 seems to be incorrect and should be C.5.22. Will this be changed?**

A32) Thank you for pointing this out . It has now been changed.

**Q33) Reference: C11.4.10 The reference to Section 5.20 seems to be incorrect. What is the correct reference?**

A33) That reference has been removed.

**Q34) Under the GSA Equipment Description List, F-2, F-2A, and F-2B indicate there are five valves. Are these all pre-action valves?**

There are no pre-action systems in the facility.

**Q35) How many smoke detectors, pull stations, horn-strobes, strobes, etc., are there per pre-action system?**

There are no pre-action systems in the facility.

**Q36) How many horn-strobes or strobes are there in the building (or other type of audible-visible devices)?**

Approximately 150 in the North and 150 in the South.

**Q37) How many detectors are there above 12' that would require a lift or a ladder to reach?**

A total of 12, 4 in each switchgear room.

**Q38) Is there an underfloor? If so, how many of the 121 smoke detectors are underfloor smoke detectors?**

There is an underfloor in the raised data centers. There are no smoke detectors under the floor.

**Q39) Are there any clean agent suppression systems, ie., Halon, FM200 systems, etc? If so, how many systems and how many cylinders,**

**smoke detectors, pull stations, horn-strobes, strobes, etc., are associated with each?**

There are no clean agent fire suppression systems in the facility.

**Q40) F-13 indicates there are 203 fire supervisory signals. Considering that there are only 40 waterflow alarms, this seems like a high number of tamper switches. Please verify this number.**

The other supervised signals are for manual pull stations, smoke detectors and heat detectors.

**Q41) F-15, what do the 15 fire alarm panels/ remote annunciators serve? I assume there is one panel per pre-action system. What about the other ten?**

There are no pre-action systems in the facility. There are 15 fire annunciation zones in the whole facility, one panel for each.

**Q42) F-15A, what do the 14 panels/ special systems serve?**

EPO Shutdown circuits.

**Q43) Are the cooling towers constructed of stainless steel, galvanized steel or plastic?**

The cooling towers are constructed of galvanized steel.

**Q44) Are the three boilers steam or hot water and what is their operating pressure?**

There are three Hot Water boilers operation at 100 horsepower each.

**Q45) Are there any closed heated water systems?**

Yes, obviously from the boilers and from the hot water heaters.

**Q46) Do the three A.C. Chillers all share the same cooling tower water loop or does each chiller have it's own separate cooling tower unit?**

All three chillers share the same condenser water from the only cooling tower.

**Q47) What, if any, type of water treatment equipment is on site for each system?**

**A47)** Five gallon shot feeders for the chilled, hot and condenser water systems.

**Q48)** Does the government want Legionella Pneumophila bacteria testing of the cooling tower water? If testing is required, how often per year do they want the water to be tested?

**A48)** If not covered specifically in the RFP, assume this to be on an as needed basis and reimbursable.

**Q49)** Does the government want initial water analysis of all HVAC water systems at the start of the contract?

This is not necessary due to the reports on hand.

**Q50)** Will corrosion coupon testing be required for the cooling tower, closed chilled and heated water systems? If required, how often should the coupon be changed and tested?

If not covered specifically in the RFP, assume this to be on an as needed basis and reimbursable.